

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

July 12, 2016

Mr. Gerry Pastor
Educational Playcare
1 St. John's Place
Simsbury, CT 06070

ITEM NO. 28
FILE NO. 780

RECEIVED

JUL 13 2016

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 701 Farmington Avenue- SUP #1259-R2-16

Dear Mr. Pastor:

At its regular meeting of Wednesday, July 6, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following items:

701 Farmington Avenue (Educational Playcare) - Application (SUP #1259-R2-16) of Educational Playcare (Congregation Beth Israel, R.O.) seeking Special Use Permit approval to increase capacity at the daycare facility from one hundred seventy-seven (177) students to one hundred ninety-seven (197) students. (Submitted for TPZ receipt on June 6, 2016. Suggest required public hearing be scheduled for July 6, 2016.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Maresca; Second/O'Donnell) (Donelson seated for Prestage) (Binkhorst seated for Seder) to **APPROVE** this application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. The Applicant shall provide the Town Planner with a copy of a fully executed parking lease agreement for twenty-five (25) off-site parking spaces annually or as may be renewed. Should the twenty-five (25) off-site parking spaces become unavailable, the capacity of the daycare shall be reduced to 177 children.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by July 2018 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified



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50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
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You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is July 27, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Duane Martin, Town Engineer

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1 St. John's Place
Simsbury, CT 06070

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**TOWN COUNCIL OFFICE
West Hartford, CT**

SUBJECT: 701 Farmington Avenue- SUP #1259-R1-16

Dear Mr. Pastor:

At its regular meeting of Wednesday, July 6, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following items:

701 Farmington Avenue (Educational Playcare) - Application (SUP # 1259-R1-16) of Educational Playcare (Congregation Beth Israel, R.O.) requesting TPZ review of compliance with the conditions of SUP #1259 approved on July 2, 2014 to operate a daycare with a licensed capacity of one hundred seventy-seven (177) students. (Submitted for TPZ receipt on June 6, 2016. Required public hearing scheduled for July 6, 2016.)

The TPZ by **unanimous vote (5-0)** (Motion/O'Donnell; Second/Binkhorst) (Donelson seated for Prestage) (Binkhorst seated for Seder) determined that the Special Use Permit did not require additional conditions of approval.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-three dollar (\$53) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is July 27, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
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Mark McGovern, Director of Community Services
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**TOWN PLAN AND ZONING
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CERTIFIED MAIL

July 12, 2016

Mr. Gregory Piecuch, Esq.
65 Memorial Road,
West Hartford, CT 06107

RECEIVED

JUL 13 2016

**TOWN COUNCIL OFFICE
West Hartford, CT**

SUBJECT: 75 Isham Road- SUP #1254-R2-16

Dear Attorney Piecuch:

At its regular meeting of Wednesday, July 6, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

75 Isham Road (World of Beer) - Application (SUP #1254-R2-16) of SOF-IX Blueback Square Holdings, LP and applicant West Hartford WOB, LLC seeking approval to amend SUP #1254 to increase the outdoor dining seating capacity from twelve (12) seats to twenty-two (22) seats. (Submitted for TPZ receipt on June 6, 2016. Required public hearing scheduled for July 6, 2016.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/Donelson; Second/Maresca) (Donelson seated for Prestage) (Binkhorst seated for Seder) to **APPROVE** this application with conditions.

During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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2. The approved outdoor dining plan, including seating, table and fencing layout, shall be included in the daily operations and management plan for the restaurant and kept onsite.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by July 2017 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is July 27, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

Cc: Ron Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Duane Martin, Town Engineer

Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk
Tim Mikloiche, Supervisor of Inspections
Subject TPZ File

**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

July 12, 2016

Mr. Gregory Piecuch, Esq.
65 Memorial Road,
West Hartford, CT 06107

SUBJECT: 75 Isham Road- SUP #1254-R1-16

Dear Attorney Piecuch:

At its regular meeting of Wednesday, July 6, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

75 Isham Road (World of Beer) - Application (SUP #1254-R1-16) of SOF-IX Blueback Square Holdings, LP and applicant West Hartford WOB, LLC, requesting TPZ review of compliance with the conditions of SUP #1254 approved June 2, 2014 to authorize a 12-seat outdoor dining area. (Submitted for TPZ receipt on May 2, 2016. Required public hearing scheduled for June 6, 2016. Item opened and immediately continued to July 6, 2016.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell; Second/Maresca) (Donelson seated for Prestage) (Binkhorst seated for Seder) to require the following additional condition:

1. The approved outdoor dining plan, including seating, table and fencing layout, shall be included in the daily operations and management plan for the restaurant and kept onsite.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-three dollar (\$53) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is July 27, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

Cc: Ron Van Winkle, Town Manager
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Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk
Tim Mikloiche, Supervisor of Inspections
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File U SharedDoc/TPZ/decisionletters/2016/ IshamRoad75_SUP_1254-R1 Approval



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